

# Mar 30

## 2024 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Episode 18 of Crossing the Line](#) / [March Manhattan Inventory](#)

### ECONOMIC HEADLINES

- The Fed's preferred measure of inflation [rose 2.8% over the past year](#), in line with expectations.
- The S&P 500 posted its [best first quarter since 2019](#).
- Orders for durable goods [rose more than expected](#) in February.
- [Consumer confidence](#) ticked down slightly in March.
- Weekly jobless claims [were lower than expected](#).
- Fourth-quarter GDP growth [was revised up to a 3.4% rate](#).
- [Here's how much income](#) a family of four needs to live comfortably in 20 major U.S. cities.
- [These are](#) the 10 top-paying cities where women outearn men.
- [This shows](#) how much credit card debt Americans have by generation.
- According to the chair of Lloyd's of Lond, the payout from the Baltimore bridge collapse may be the largest ever marine [insured loss](#).
- Americans are more confident [inflation is on the decline](#).

### HOUSING NEWS

- [Mortgage rates fell](#) to 6.79% last week.
- New home sales [unexpectedly fell in February](#), their first decline in three months.
- Purchase mortgage applications are [16% lower than a year ago](#).
- Home price growth [is back to pre-pandemic levels](#), according to a Redfin analysis.
- According to Zumper, [rent prices increased in March](#) for the first time in six months.
- [These are the 10 richest](#) retirement towns in the U.S. according to a January GoBankingRates.com analysis.

### NEW YORK UPDATE

- The MTA board has approved congestion pricing, [here's what you need to know](#).
- Open New York has created a super PAC [to support pro-housing candidates](#) in the NYS legislature.
- Employment in NYS remains [below its pre-pandemic level](#).
- The Baltimore bridge collapse will force ships to [divert north to the Port of New York and New Jersey](#).
- Broadway has had a [slow start to 2024](#).

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
CONDO	730 FIFTH AVENUE	PH23	\$50,604,750	3/20/2024
CONDO	730 FIFTH AVENUE	16C	\$21,700,000	3/20/2024
CONDO	730 FIFTH AVENUE	18B	\$20,668,927	5/26/2022
CONDO	471 WASHINGTON STREET	PH	\$19,500,000	3/20/2024
CONDO	111 WEST 57TH STREET	32	\$15,370,000	3/21/2024

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
TOWNHOUSE	159 FRANKLIN STREET	TOWNHOUSE	\$6,137,500	3/1/2024
TOWNHOUSE	1931 OCEAN PARKWAY	TOWNHOUSE	\$5,500,000	3/26/2024
TOWNHOUSE	18 FILLMORE PLACE	TOWNHOUSE	\$5,250,000	3/12/2024
TOWNHOUSE	1151 83RD STREET	TOWNHOUSE	\$4,500,000	3/11/2024
TOWNHOUSE	591 4TH STREET	TOWNHOUSE	\$3,900,000	3/20/2024

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
TOWNHOUSE	66 GREENWAY TERRACE	TONWHOUSE	\$3,000,000	3/20/2024
TOWNHOUSE	64-38 212TH STREET	TOWNHOUSE	\$2,760,000	3/15/2024
CONDO	45-30 PEARSON COURT	PH3C	\$2,326,701	3/8/2024
CONDO	3 COURT SQUARE	5801	\$1,952,141	3/14/2024
CONDO	3 COURT SQUARE	5601	\$1,941,909	3/14/2024

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
TOWNHOUSE	519 TULFAN TERRACE	TOWNHOUSE	\$1,400,000	3/20/2024
TOWNHOUSE	3005 RANDALL AVENUE	TOWNHOUSE	\$915,000	3/26/2024
TOWNHOUSE	1070 MACE AVENUE	TOWNHOUSE	\$900,000	3/19/2024
TOWNHOUSE	615 BAKER AVENUE	TOWNHOUSE	\$885,000	3/4/2024
TOWNHOUSE	826 EAST 221ST STREET	TOWNHOUSE	\$850,000	3/14/2024

All information provided in this publication is correct at the time of printing.